083.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,100 / 974,100
					USE VALUE:	974,100 / 974,100
					ASSESSED:	974,100 / 974,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANG WEIHUA
Owner 2:	ZHANG QUN
Owner 3:	
Street 1:	87 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMARTINIS JON -
Owner 2:	-
Street 1:	21 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,008 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Clapboard Exterior and 2772 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5008.000	574,900		399,200	974,100
Total Card	0.115	574,900		399,200	974,100
Total Parcel	0.115	574,900		399,200	974,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.41 | /Parcel: 351.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 52150

GIS Ref

GIS Ref

Insp Date 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0002.0

!6784!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,900	0	5,008.	399,200	974,100	974,100	Year End Roll	12/18/2019
2019	101	FV	427,900	0	5,008.	393,500	821,400	821,400	Year End Roll	1/3/2019
2018	101	FV	427,900	0	5,008.	302,200	730,100	730,100	Year End Roll	12/20/2017
2017	101	FV	427,900	0	5,008.	285,100	713,000	713,000	Year End Roll	1/3/2017
2016	101	FV	271,400	2500	5,008.	262,300	536,200	536,200	Year End	1/4/2016
2015	101	FV	194,800	2500	5,008.	245,200	442,500	442,500	Year End Roll	12/11/2014
2014	101	FV	194,800	2500	5,008.	225,800	423,100	423,100	Year End Roll	12/16/2013
2013	101	FV	194,800	2500	5,008.	225,800	423,100	423,100		12/13/2012

PRINT

Date	Time
12/10/20	21:30:13

LAST REV

Date	Time
04/30/19	15:04:48

apro

6784

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMARTINIS JON,	1484-1		1/8/2016		893,000	No	No		
GARDELLA CHARL	1459-54		8/29/2014	Change>Sale	466,000	No	No		
GARDELLA EDNA E	1235-124		4/12/2001	Family		No	No		
	295-365		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	52150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2014	1490	Renovate	125,000					Complete renovatio
9/2/2014	1099	Demoliti	4,000		9/2/2014			Demo interior and

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
3/8/2017	SQ Returned	EMK	Ellen K
6/8/2015	Meas/Inspect	PC	PHIL C
2/26/2009	Measured	189	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5008		Sq. Ft.	Site		0	70.	1.14	6									399,169						399,200	

Total AC/HA: 0.11497 | Total SF/SM: 5008 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,169 | Spl Credit | Total: 399,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02878785
Const Adj.:	0.99989998
Adj $ / SQ:	128.586
Other Features:	99972
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602657
Depreciation:	27722
Depreciated Total:	574935

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

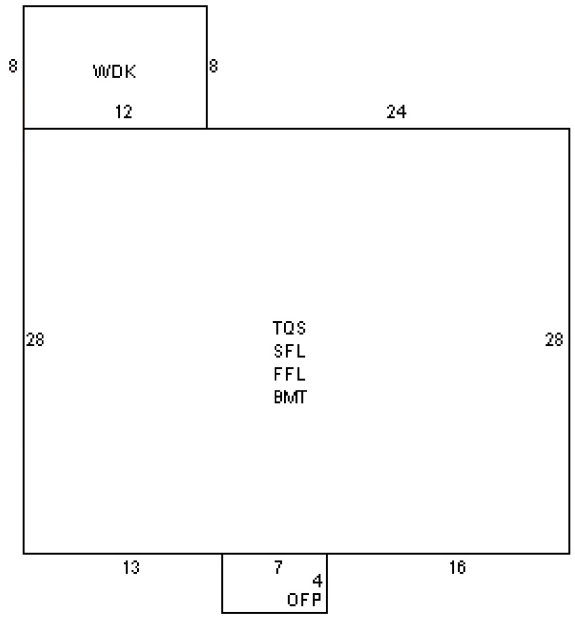
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.59
Special Features:	0	Val/Su Net:	147.26
Final Total:	574900	Val/Su SzAd	207.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	38.580	38,884
FFL	First Floor	1,008	128.590	129,614
SFL	Second Floor	1,008	128.590	129,614
TQS	3/4 Story	756	128.590	97,211
WDK	Deck	96	16.000	1,536
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	3,904			Total:	398,091
Size Ad	2772	Gross Are	4156	FinArea	2772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	